

\$194,500 - 4409 48 Avenue, St. Paul Town

MLS® #E4453711

\$194,500

3 Bedroom, 2.00 Bathroom, 1,076 sqft
Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

"Well Like Location and More" Convenient location, schools nearby, walking to shopping & other amenities. 1076sqft bungalow featuring 2 bedrooms (3rd on main floor converted to laundry) could again be 3rd bedroom laundry moved back to basement, cozy kitchen with ample kitchen cabinets, 4 pc. bath, mostly completed basement has a large recreation room, one bedroom, 3 piece bath & good storage. Outside you will have a landscaped yard with a large garden space, double detached garage, additional off street front parking & a neighbourhood park right across the street. Most furniture stays with the property.

Built in 1968

Essential Information

MLS® #	E4453711
Price	\$194,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,076
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

Community Information

Address	4409 48 Avenue
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A3

Amenities

Amenities	Off Street Parking, On Street Parking, Parking-Extra
Parking	Double Garage Detached, Front Drive Access, Rear Drive Access

Interior

Appliances	Dryer, Freezer, Furniture Included, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Landscaped, Level Land, Not Fenced, Schools, Vegetable Garden
Lot Description	6500 sqft
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	1.5 blocks
Middle	4 blocks
High	1/2 block

Additional Information

Date Listed	August 19th, 2025
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Days on Market 86

Zoning Zone 60

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